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Questions

You Need Answers For...



QUESTIONS TO ASK POOL BUILDERS

Name of Pool Builder _____

Date of Quote ____ / ____ / ____

General Overview Questions...

- Is the contract you'll be signing an "Industry Standard" one?
- Are council fees included?
- Are engineering fees included?
- Are all necessary insurance costs included?
- What does the insurance cover you for?
- Does the builder have Public Liability Insurance?
- What does the Public Liability Insurance cover & for how much?
- Are all other fees & taxes included in the quoted price?
- Is the builder a member of a recognized swimming pool or building association?
- Is the cost of excavation restricted to a certain allowance?
- Will I have to pay a percentage over the invoice cost of the excavation as a profit margin for the builder, or, will I be charged at the invoice cost only?
- If I have to pay more, what are the expected costs of excavation?
- Do any other items have set allowances, either monetary or quantity?
- What are the set allowances?

Swimming Pool Area...

- Is the size of the pool clearly indicated in the quote?
- Is the filtration equipment oversize for your pool? This is important, as it will reduce running costs because the hours of operation can be reduced.
- Is the sanitation unit matched to the larger filter & pump? If not matched correctly as in the case of a salt chlorinator, the filtration may have to run longer hours because the chlorine output may be lower than a more compatible unit, thus wasting energy and causing unnecessary wear & tear.
- Is a time clock included?
- What are the expected hours of running time for the filtration
- Is there provision for future heating using separate suction & returns?
- Are pool lights included? (The more, the better).
- Do you know what sort of interior you are getting? Will it be colored?

- Has it been explained exactly how they will guarantee the interior color from fading?
- Do you know whether you have a tile band or not?
- Have the seats & steps been defined with edge tiles or not?
- Has an automatic pool cleaner been included?
- Have costs of out of ground construction been included? Usually, if the pool coping is above 200mm or 8 inches above the ground it could attract extra costs because of the extra engineering required.
- Is the full length of backwash line included?
- Or better still, is a recycled backwash included?
- Is the coping included? Are expansion joints in the coping material needed?
- Is the coping bull nosed? That means rounded edges facing the water for safety. (a pencil edge or ground edge can achieve the same results for relative safety... no sharp edges!)
- Is the type of coping material disclosed, including size?
- Have you got adequate seating in the pool?
- Do you need a shallow wading area for children?
- Is a water feature included? This will give your pool a three dimensional look.
- Is the water feature going to hide the filtration? It will need to be high enough, and wide enough.

If Going For A Natural Look...

- If rocks are included are they crane size? Or small 2 man size? Remember that rocks are very awkward & heavy, a 2-man rock is one that can be lifted easily by 2 men, and are usually very small, it is better to have larger rocks that are craned in and partly submerged to give a more natural look to your swimming pool if that is what you are after.
- Is the coping shaped so the rocks will be partly submerged?
- What about a ramped beach style entry to the pool? Usually at least 3 metres in length, keeping width in proportion, sloping into water from nothing to around 500mm deep with a step into the pool at 750mm deep to a 1M deep shallow end. Anything smaller is too steep or impractical to be used as an entrance.
- If sleeper decks are included, how is the underside of the decking drained to prevent ponding of water under decking?

Spa...

- Is a spa area included?
- Is the spa area inside the pool, such as a spa nook? (Can't be heated)
- Is the spa separate to the pool using a dividing wall? (Can be heated)
- How many spa jets are in the spa? (Usually 6 per 2.0hp pump)
- Is there an air blower included in the spa? How many air hole outlets?
- Have the spa jets got a separate pump not connected to the filter? (Gives a stronger flow)

- If the spa is heated, how long will it take to get hot? (30 minutes from cold to hot is good otherwise you will tire of waiting.)

Swimming Pool Surrounds...

- Is there an area in the pool surrounds that allows for sun baking?
- Is there a place to get out of the sun, such as a gazebo or a large umbrella?
- If your pool has decking, does the price quoted include all sanding & oiling?
- Is the pool fencing included?
- What style is the pool fencing ... Aluminum? ... Glass? ... Timber?
- Are the pool surrounds included?
- Has under slab preparation for the swimming pool surrounds been allowed for?
- Is it clear what materials are being used to pave the surrounds? Are expansion joints included?
- Is your paving on a concrete base or sand? (Concrete is better and prevents weeds)
- Are any steps needed and are they included?
- How will the stairs be built? For instance: Are the treads and risers going to be of the same material as the pool surrounds?
- Are mowing strips included using the same paving materials as the pool surrounds?
- Is the actual planting of the plants included? (Fertilizer included?)
- Are the plant genus, species & pot sizes clearly stated?
- Is the exact number of plants clearly stated?
- Is the garden soil included and quantity or depth of soil stated?
- Is mulch included and quantity or depth of mulch clearly stated?
- Is Turf included?
- Will the turf be shaped to drain surface water properly?
- Is the type and grade of turf clearly stated?
- Is the quantity of turf clearly stated?
- What material will be used under the turf?
- Is the electrical work included?
- Are there any other trades people or items that I may need to complete the project like electricians, plumbers etc...?

There may be even more questions you need to ask, but this is a good start.

These questions may take a while to answer, but you have the potential to save thousands of dollars by using this checklist before you sign a contract with your preferred pool builder.

We hope you have benefited from this checklist. If you have, we would love to hear your feedback, please let us know your thoughts... [EASY POOL PLANS](#)

We wish you all the best with your decision.